

PB# 89-43

NW COUNTRY INN

4-2-17

NEW WINDSOR COUNTRY INN
FOR ADULTS - SUBDIVISION
TEMPLE HILL RD. (KENNEDY)

#89-43

Approved 8/9/90

Eng. \$ 274.70

General Receipt		11015
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		December 14, 1989
Received of <u>New Windsor Country Club for Adults</u> \$ <u>25.00</u>		
<u>Twenty-five and 00/100</u> DOLLARS		
For <u>Planning Board Application Fee (#89-43)</u>		
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 4813</u>		<u>\$25.00</u>
By <u>Pauline S. Townsend</u>		
<u>Town Clerk</u>		Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt		11016
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		November 14, 1989
Received of <u>Town Clerk</u> \$ <u>800.00</u>		
<u>Eight hundred and 00/100</u> DOLLARS		
For <u>Planning Board Site Plan ^{Engineering} Review (#89-43)</u>		
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 4814</u>		<u>\$800.00</u>
<u>2nd Comm. Division</u>		
<u>2 @ \$400.00</u>		
By <u>James R. [Signature]</u>		
<u>Capt. [Signature]</u>		Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt		11521
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		July 30, 1990
Received of <u>New Windsor Country Club for Adults</u> <u>460.00</u>		
<u>Four hundred sixty and 00/100</u> DOLLARS		
For <u>Planning Board Approval Fee (#89-43)</u>		
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 5419</u>		<u>\$460.00</u>
By <u>Pauline S. Townsend</u>		
<u>Town Clerk</u>		Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town Hall
555 Union Ave.

NO. 89-43

DISTRIBUTION		
FUND	CODE	AMOUNT
CHECK # 4813		\$25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline S. Townsend

Town Clerk
Title

General Receipt		11016
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		<u>November 14, 1989</u>
Received of <u>Town Clerk</u>		\$ <u>800.00</u>
<u>Eight Hundred and 00/100</u> DOLLARS For <u>Planning Board Site Plan Approval (#89-43)</u>		

DISTRIBUTION:			By <u>James R. Lupton</u>
FUND	CODE	AMOUNT	
CHECK # 4814		\$800.00	
2nd Canon Provision			
2 @ \$400.00			

Title

General Receipt		11521
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		<u>July 30, 1990</u>
Received of <u>New Windsor Country Inn For Adults</u>		\$ <u>460.00</u>
<u>Four Hundred Sixty and 00/100</u> DOLLARS For <u>Planning Board Approval Fee (#89-43)</u>		

DISTRIBUTION:			By <u>Pauline S. Townsend</u>
FUND	CODE	AMOUNT	
CHECK # 5419		\$460.00	

Title

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12550

NO. 89-43

7/30 1990

RECEIVED FROM New Windsor Country Inn
Five Hundred 00/100 DOLLARS

2 Lots @ \$250.00 ea.

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ - 0 -

Myra Mason, Secretary for the Planning Board

"THE EFFICIENCY" AN AMINO PRODUCT

89-43

Map Number 10040

Section 4 Block 2 Lot 17

City []
Town [X]
Village []

New Windsor

Title: N. Windsor Country Inn for
Adults

Dated: 7-11-88 Filed: 10-5-90

Approved by Daniel McCaule

on 8-9-90

Record Owner N. Windsor Country Inn for
Adults

MARION S. MURPHY
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/30/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-43

NAME: NEW WINDSOR COUNTRY INN FOR ADULTS
APPLICANT: NEW WINDSOR COUNTRY INN FOR ADULTS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/14/89	APPLICATION FEE	CHG	25.00		
11/14/89	APPLICATION FEE	PAID		25.00	
07/19/90	P.B. APPROVAL FEES	CHG	460.00		
07/19/90	REC. FEES 2 LOTS	CHG	500.00		
07/30/90	P.B. APPROVAL FEES	PAID		460.00	
07/30/90	2 LOT REC. FEES	PAID		500.00	
			-----	-----	-----
		TOTAL:	985.00	985.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/30/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-43

NAME: NEW WINDSOR COUNTRY INN FOR ADULTS
APPLICANT: NEW WINDSOR COUNTRY INN FOR ADULTS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/14/89	COMM: 2@400.00 EA.	PAID		800.00	
07/19/90	ENGINEER FEES	CHG	274.70		
			-----	-----	-----
		TOTAL:	274.70	800.00	-525.30

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/30/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-43

NAME: NEW WINDSOR COUNTRY INN FOR ADULTS
APPLICANT: NEW WINDSOR COUNTRY INN FOR ADULTS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/14/89	COMM: 2@400.00 EA.	PAID		800.00	
07/19/90	ENGINEER FEES	CHG	274.70		
		TOTAL:	274.70	800.00	-525.30

Please issue a check in the amount

of \$525.30 To: New Windsor Country Inn for Adults
P.O. Box 4328
270 Temple Hill Rd
New Windsor, N.Y. 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/30/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-43

NAME: NEW WINDSOR COUNTRY INN FOR ADULTS
APPLICANT: NEW WINDSOR COUNTRY INN FOR ADULTS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/20/90	CONDITIONS OF APPROVAL MET	READY FOR STAMPING
02/28/90	P.B. APPEARANCE . NEG. DEC. - APPROVED	APPROVE-SUBJECT TO SUBJECT TO
11/22/89	P.B. APPEARANCE	SITE VISIT - RETURN
10/31/89	WORK SESSION APPEARANCE	MINOR CHNG:OPEN FILE
10/17/89	WORK SESSION	CHANGES TO BE MADE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/23/89

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-43

NAME: NEW WINDSOR COUNTRY INN FOR ADULTS
APPLICANT: NEW WINDSOR COUNTRY INN FOR ADULTS

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	11/14/89	MUNICIPAL HIGHWAY	/ /	
ORIG	11/14/89	MUNICIPAL WATER	11/15/89	APPROVED
ORIG	11/14/89	MUNICIPAL SEWER	/ /	
ORIG	11/14/89	MUNICIPAL SANITARY	11/15/89	DISAPPROVED
ORIG	11/14/89	MUNICIPAL FIRE	/ /	
ORIG	11/14/89	PLANNING BOARD ENGINEER	/ /	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

89-43

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR P/B # -
WORK SESSION DATE: 5 DEC 1989 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: NO REQUIRED: NO
PROJECT NAME: NW Country Inn
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Pat K
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add sewer line
- sidewalk?

89-43



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 31 Oct 89

REAPPEARANCE AT W/S REQUESTED: No

APPLICANT RESUB.
REQUIRED: Yes corr plan

PROJECT NAME: NW Country Inn.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pet K.

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. John M.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Imp. Nw Bus Pl. drainage -

advise P/B - accept exist

paving -

Possible
11/8/89
agenda



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89-43

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 31 Oct 89

REAPPEARANCE AT W/S REQUESTED: No

APPLICANT RESUB.
REQUIRED: Yes corr plan

PROJECT NAME: NW Country Inn.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pat K.

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. John M.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Mr. M/w Bur Pl. drainage -

advise P/B - accept exist

Paving -

Possible
11/8/89
agenda



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CONSULTING ENGINEERS P.C.

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-43
WORK SESSION DATE: 16 Jan 1990 APPLICANT RESUB. new
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes resub. ed
PROJECT NAME: N.W. Country Inn - Subdiv
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: Pat K - (owner) Paul.
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Pat to write letter to Schlegel - field visit occur?
- show sewer & water
- Pat to Give Andy K. copy of deed. - give
- util & access & maint. - call.
- NOT A PRIVATE ROAD - no frontage req'd

Agenda
next per
Carl S.

89-43



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF N/W P/B # -
WORK SESSION DATE: 17 Oct 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: yes 10/31 REQUIRED: yes
PROJECT NAME: N.W. Country, Tenn.
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: S. L. Lockwood, Port K.
TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. John W.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

nothing east is R-4 / in PI show
lot 1 re-arr - drive -
- easement agmt. part of app.
O/C DOT W. - if extended
hydr. loc ok - with 500 ft. - (rotate) 8' off point max
1/2" φ water m
20' 1/2" pkg 42 reg. update paved fls - show strip.
sanitary - may need pump.
road detail
M/K - ck N/W for the drainage - pick up these people
fix name - & note ref.

3MJE89

New Windsor Country Inn: # 89-43

SUBDIVISION FEES:

PRE-PRELIMINARY PLAT:	\$100.00
PRELIMINARY PLAT:	100.00
FINAL PLAT: (\$100.00 + \$5.00/LOT)	110.00
FINAL PLAT SECTION FEE:	<u>150.00</u>
TOTAL:	<u>\$460.00</u>

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

2 LOTS @ \$250.00 PER LOT: \$500.00

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NEW WINDSOR COUNTRY INN:

Mr. Patrick Kennedy came before the Board presenting the proposal.

BY MR. SCHIEFER: Mr. Edsall says we have met his requirements.

BY MR. KENNEDY: You had some questions. Everybody felt that you needed to go out there and do the field visits.

BY MR. SCHIEFER: We have been on the site. We did do the inspection.

BY MR. DUBALDI: Did we find out why that is a gravel area? In lot number 1, it is not fully paved. Is there a reason why in here?

BY MR. KENNEDY: He paved that basically for his own use, you know, that was not paved on the original approvals. That is something he has done.

BY MR. DUBALDI: It wasn't required to be paved?

BY MR. KENNEDY: Not at the time of the original approval when this first came in here years ago.

BY MR. DUBALDI: Why?

BY MR. KENNEDY: There was no requirement for paving.

BY MR. GREVAS: This is only a subdivision, not a site plan?

BY MR. PAGANO: The reason I am asking again is that it adjoins what they call a school property and as such, school properties are held in high esteem or in a high level of what goes next to it. We also have a very sharp hill. If the sharp hill adjoins the school property, it must be fenced, it must be accommodated.

BY MR. SOUKUP: Top of the hill is on the school property.

BY MR. PAGANO: I want to address this.

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BY MR. SOUKUP: On the back of this lot, I don't know were you with us, the back of that lot, the top of the hill is the school.

BY MR. PAGANO: I know, but there is a the shear. We are looking at the point of liability. Who is going to be liable.

BY MR. MCCARVILLE: The sheer is on the school property?

BY MR. PAGANO: Let's be sure it doesn't show it on the map, put it on there, let the school be responsible.

BY MR. KENNEDY: It is your own protection. Let the school.

BY MR. SCHIEFER: Does the hill belong to the school property? The drop off, is it on the school property or the applicant's?

BY MR. KENNEDY: I believe the drop off is on the applicant's property. I believe it is still on top of the hill inside the easement. I may be wrong, but I believe this, this is a utility easement going through there and I don't believe that is on the bottom of a hill. I know you can --

BY MR. DUBALDI: I think we determined it was not on school property.

BY MR. PAGANO: The sheerness of the slope constitutes some sort of a danger of a kid playing in the school yard going over that point and going, falling into a -- we have a sheer drop here at this point so I want to address this property as to the responsibility of a fence of some kind where we notify the school board that a development is going on here and there is a sheer drop so on and so forth and we get the town off the hook.

BY MR. KENNEDY: Off the hook?

BY MR. SOUKUP: It is an existing condition.

BY MR. KENNEDY: I know these people did not create the hill, it's been there since whoever owns it. We are not doing anything that is going to create

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any new conditions.

BY MR. VAN LEEUWEN: We can also address that when they come in for the site plan.

BY MR. MCCARVILLE: I agree with Henry. We can try and catch that in the site plan approval.

BY MR. PAGANO: Whenever it should be addressed.

BY MR. VAN LEEUWEN: All right.

BY MR. MCCARVILLE: The only thing that I have that I am concerned about is the 20 foot right of way going in here which is as Pat pointed out permitted by our code. It is something that should not be permitted by our code. The fire department is always looking for 30 foot or whatever to get in, but this should not be permitted.

BY MR. KENNEDY: That pre-existing condition we are not creating that right of way.

BY MR. MCCARVILLE: You agree it should not be permitted?

BY MR. KENNEDY: If it was being done on today's code, it wouldn't be done that way.

BY MR. VAN LEEUWEN: I will tell you who did that former planning board member did that, Joe Cimorelli was a former planning board member, did that.

BY MR. SOUKUP: Rules are still there. They haven't changed.

BY MR. VAN LEEUWEN: I make a motion we approve the two lot subdivision.

BY MR. EDSALL: If and when you decide to move for an approval, you have taken lead agency, but you need to make a SEQRA determination.

BY MR. MCCARVILLE: I make a motion to declare a negative declaration.

BY MR. VAN LEEUWEN: I will second that.

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BY MR. PAGANO: I'd rather the negative declaration be held up at this point until this is addressed. We have a dangerous hill adjoining the school property.

BY MR. MCCARVILLE: Put a fence up.

BY MR. PAGANO: There is no fence.

BY MR. MCCARVILLE: That is not a dangerous hill. They slide down on sleds.

BY MR. DUBALDI: You have trees and a stone wall, you don't really have -- that is not a very active playground. I don't know if a fence would even be needed. I question that.

BY MR. SCHIEFER: Any other discussion on the need for that? We have --

BY MR. VAN LEEUWEN: I think that should be, we already discussed it. It should be addressed.

BY MR. SCHIEFER: It will be addressed at the site plan.

BY MR. VAN LEEUWEN: Absolutely.

BY MR. EDSALL: You waive the public hearing.

ROLL CALL:

McCarville:	Aye.
VanLeeuwen:	Aye.
Soukup:	Aye.
Dubaldi:	Aye.
Schiefer:	Aye.
Pagano:	No.

BY MR. VAN LEEUWEN: I make a motion to approve the two lot subdivision.

BY MR. MCCARVILLE: I will second that predicated on the private road maintenance agreements be approved and filed, has to be approved and filed actually as declaration against the property.

BY MR. PAGANO: I still don't see a topo.

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BY MR. SOUKUP: I personally think that the Board has walked on the property, leads us to allow us to approve the subdivision but obviously when we come to the site plan we are going to need information.

BY MR. PAGANO: It's an exceptional piece of property adjoining school property.

BY MR. SOUKUP: I would suggest in light of John's concern as a Board we send a letter to the school board just advising them of the fact that there is a subdivision, advising them of the fact that we consider that grade with future development of the property should be of their concern and put them on notice that they should check into it and do what they feel is proper because it is their call, if they want to do something. We are below them. We are not going to hurt them. If we create an attractive nuisance and the kids get hurt trying to get to it, they have to share some of the responsibility. We should put them on notice. I think that is a legitimate concern. I think we should send them a letter to that effect and sign it by the Board.

BY MR. SCHIEFER: Andy, would you draft that letter?

BY MR. KRIEGER: Yes.

BY MR. KENNEDY: Let them know it is an existing condition. I don't know that we are going to be changing anything.

BY MR. SOUKUP: Remind them that it is there, there is going to be development that may cause children to be attracted to it. If you want to fence it --

BY MR. SCHIEFER: Andy is going to write the letter and I will sign it. Any further discussions before we take a vote?

ROLL CALL:

McCarville:	Aye.
VanLeeuwen:	No.
Pagano:	Aye.
Soukup:	Aye.
Dubaldi:	Aye.
Schiefer:	Aye.

DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS

made this day of June, 1990 by NEW WINDSOR COUNTRY INN FOR ADULTS ("Owner"), a New York Partnership with an office at 270 Temple Hill Road, New Windsor, County of Orange, State of New York.

WHEREAS, Owner is the fee title owner of a certain parcel of real property located on the northerly side of Temple Hill Road, New Windsor, County of Orange, State of New York, which said parcel consists of 3.96 acres and was conveyed to owner by deed dated September 26, 1983, and recorded in the Orange County Clerk's Office on October 4, 1983, a copy of the said legal description for the said premises is annexed hereto as Schedule A and made a part hereof, and

WHEREAS, Owner operates a private proprietary home for adults on a portion of the subject premises, and

WHEREAS, Owner has a permanent right of way and/or easement over a thirty (30 ft.) foot wide right of way running in a southerly direction from Owner's southerly boundary through land of the adjoining southerly owner to the said Temple Hill Road, which said right was conveyed and granted in the aforesaid deed dated September 26, 1983 and which right of way is described on filed Map 5327 as filed in the Orange County Clerk's Office and

WHEREAS, the Town of New Windsor has granted a subdivision to Owner to subdivide said 3.96 acre plot into Lot #1 which will contain the existing private proprietary home for Adults operated by Owner and Lot #2, a parcel now vacant and consisting of approximately 1.343 acres and adjoining said Lot #1 on the northerly boundary thereof.

NOW THEREFORE, in consideration of the approval of the aforesaid subdivisions, Owner hereby declares as follows:

1. Owner hereby grants and conveys a right of way and/or easement for travel purposes thirty (30') feet wide and lying on the westerly boundary of Lot #1 through the entire depth thereof to and for the benefit of the Owners and Occupants of said Lot #2. Annexed hereto and made a part hereof are survey and subdivision maps of said Lots 1 and 2.

2. Owner hereby declares that it will maintain a twenty (20) foot road bed for such right of way and will provide snow removal for such right of way, all at owner's sole cost and expense.

3. Owner hereby declares that such thirty (30) foot right of way shall be for the permanent use and enjoyment of all Owners and Occupants of Lot #2, their heirs, and successors and assigns. This covenant and restriction shall run with the land and shall be binding upon all Owners and Occupants of Lot 1 and Lot 2.

IN WITNESS WHEREOF, the said NEW WINDSOR COUNTRY INN FOR ADULTS, a New York Partnership has duly executed this Agreement this day of June 1990.

NEW WINDSOR COUNTRY INN FOR ADULTS

By

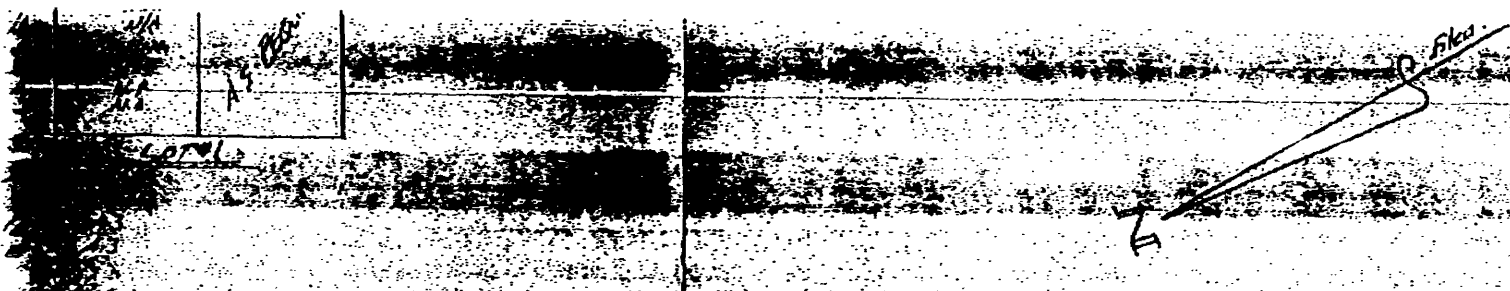

General Partner

STATE OF NEW YORK
COUNTY OF SUFFOLK

On the 18th day of June, 1990 before me personally came SCOTT LOCKWOOD, a General Partner of NEW WINDSOR COUNTRY INN FOR ADULTS to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same.


Notary Public

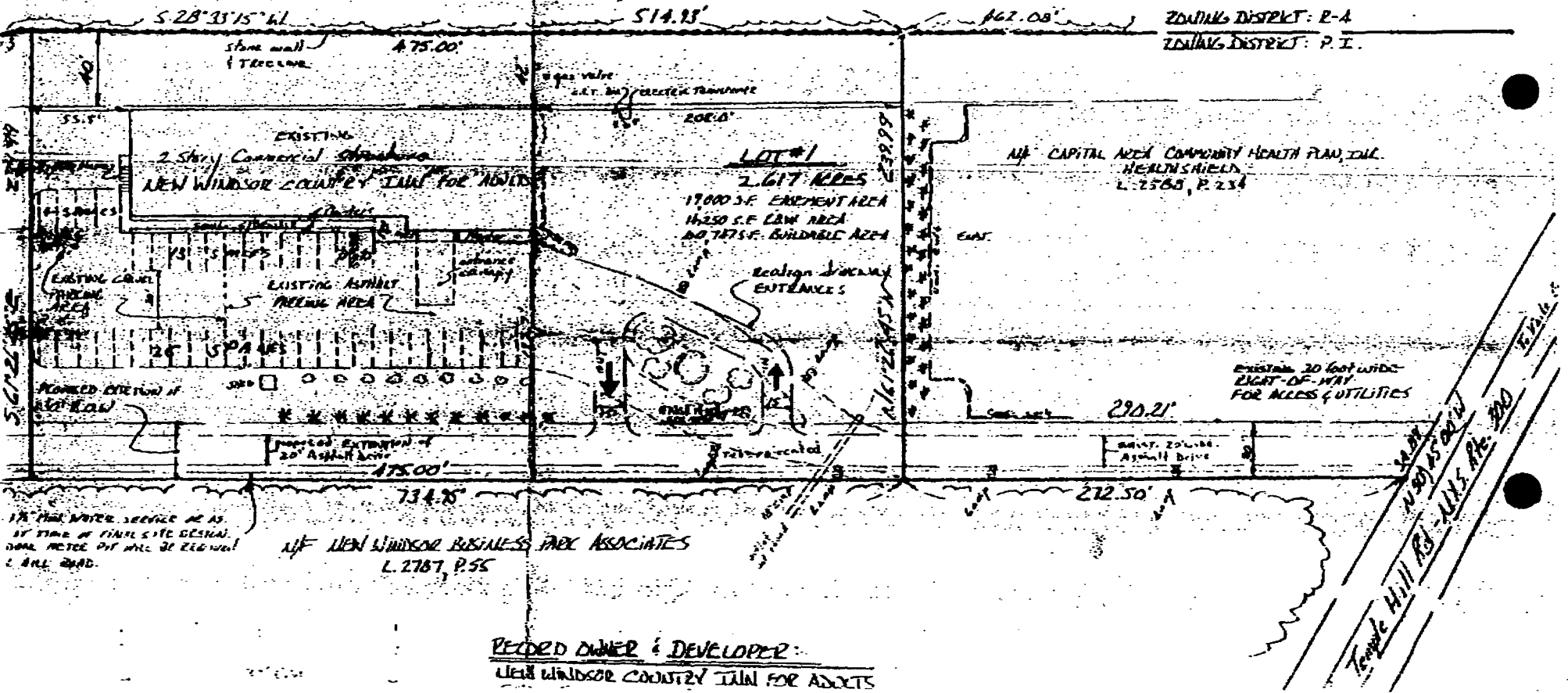
ROSEMARY A. SAGANIC
NOTARY PUBLIC, State of New York
No. 4845096



Map Reference:
 Plan of Minor Subdivision of Lands
 Anthony Byron & Philip J. Infante
 Dated April 12, 1971
 Filed July 22, 1980
 Map # 5327

SCHOOL DISTRICT OF NEWBURN
 TEMPLE HILL SCHOOL
 L. 1936, P. 1078

Subject to Utility Easements
 of Record



DEVELOPMENT
SCALE 1" = 200'

CHANDLER'S LOT

CHANDLER'S LOT

CHANDLER'S LOT
P. 1736, P. 1778

S 28° 24' 40" N 189.67'

S 28° 35' 15" W

Central Hudson Gas & Electric Corp. P.O. 23
L. 673, P. 305

stone wall
& fence line

475.00'

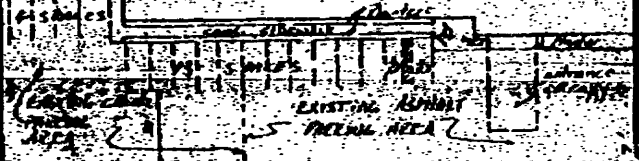
LOT #2

1.343 ACRES
9,000 S.F. EXISTING AREA
4,423 S.F. BUILDING AREA

EXISTING
2-Story Commercial Structure
NEW WINDSOR COUNTRY INN FOR ADULTS

LOT #1

2.617 ACRES
11,000 S.F. EXISTING AREA
10,250 S.F. EXISTING AREA
40,747 S.F. BUILDING AREA



PROPOSED EXISTING AT
30' ELEV.

PROPOSED EXISTING AT
30' ELEV.

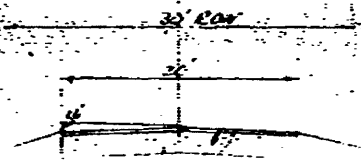
254.95'

N 28° 35' 15" E

734.85'

NEW WINDSOR BUSINESS PARK ASSOCIATES
L. 2787, P. 55

PROPOSED 1/2" PITCH WATER DRAINAGE, NO. 40
ELEVATION AT 30' ELEV. WITH DRAINAGE
AS INDICATED, FENCE PIT WILL BE REQUIRED
AT TEMPLE HILL ROAD.



RECORDED OWNER & DEVELOPER:

NEW WINDSOR COUNTRY INN FOR ADULTS
275 TEMPLE HILL ROAD
NEW WINDSOR NEW YORK 12550

THE OWNERS OF THIS SUBDIVISION HAVE
PREPARED THIS MAP AND ARE IN CONCORDANCE

ZONING DISTRICT: P-4
ZONING DISTRICT: P-4

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

SERIAL NUMBER

ORANGE COUNTY CLERK'S OFFICE

CUSTOMER RECEIPT NUMBER:

21335

1	CP1	06/25/90	03:48:35	56172	FF	22.00	
1	CP1	06/25/90	03:48:35	56172	EF	5.00	
1	CP1	06/25/90	03:48:35		CA	27.00	NEW HOME ADULT
1	CP1	06/25/90	03:48:35		TS	27.00	
1	CP1	06/25/90	03:48:35		FD	27.00	

ORG 06/25/90 03:48:35 21335 22.00

***** EDUCATION FUND: 5.00 *****

DEED CONTROL NO: 56172 .00 *

***** SERIAL NUMBER: 007576 *****

IOC.PB
N.W. COUNTRY INN

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 November 1989

SUBJECT: New Windsor Country Inn
for Adults, Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-43

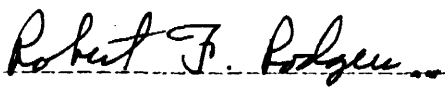
DATED: 1 November 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-100

A review of the above referenced subject subdivision was conducted on
21 November 1989.

This subdivision plan is found acceptable.

PLANS DATED: 1 November 1989, Revision 2


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

↓
CC: M.E.

NEW WINDSOR COUNTRY INN

Mr. Patrick Kennedy came before the Board presenting the proposal.

BY MR. KENNEDY: This is the New Windsor Country Inn for adults which does exist here. This is the old Charmant Hotel. This is HealthMed that used to be Infante's Woodworking. There is an existing road driveway easement through that site. What the applicant is proposing to do is cut off a 1.34 acre site in the back which would be used for professional office buildings, such as a type that would fit into the use of all the other sites, you have HealthMed, probably some doctor-related type of use that the old people would use in this home here.

BY MR. VANLEEUEWEN: What kind of surface?

BY MR. KENNEDY: That is an asphalt surface.

BY MR. VANLEEUEWEN: Oil and chip or blacktop?

BY MR. KENNEDY: That is blacktop.

BY MR. VANLEEUEWEN: I remember it was dirt.

BY MR. LANDER: It has been blacktopped.

BY MR. KENNEDY: Mark just asked the existing driveway as it comes off here into the motel site goes around this small island area here, what the fire bureau had asked us to do is take this and turn these two entrances 90 degrees with the one being in and one being out to make a little bit straighter access to the actual driveway and we added a note that that existing hydrant here would be turned to face the road and that within eight feet or whatever it is off the actual proposed road extension.

BY MR. SOUKUP: What kind of --

BY MR. VANLEEUEWEN: Is that a private road?

BY MR. KENNEDY: I'd guess that is what you'd call it.

BY MR. SOUKUP: What kind of maintenance agreement for continued operation and maintenance of the road do you have between the three lots?

BY MR. VANLEEUEWEN: You cannot put a commercial building on a private road.

BY MR. EDSALL: Just a point of information, Mr. VanLeeuwen is 100 percent correct that the current private road spec does not allow for commercial uses. This case is a little bit different by virtue of the fact that the frontage requirement for this zone in this use is no frontage, therefore they don't need private road to obtain the frontage, so they can have an internal lot with zero frontage. You don't have to consider it a private road. It can be considered a driveway or easement. The case where you can't have a commercial use on a private road is where you have to have frontage, because once you need frontage, you have to have a road and then you get into the box where they don't allow private roads with commercial uses. There is no frontage requirement and it is not applicable street frontage, so they don't need frontage, so they don't need a road, so the drive access they don't need the legal frontage, so they don't need to create the private road, don't ask me why.

BY MR. SOUKUP: Practically speaking, you now have three separate individually owned lots that will be using one accessway across two of those lots. The fact that they can do what they are doing, that doesn't have a 50 foot right of way and allows commercial on private roadway or driveway or accessway you are saying that can all happen, those two things, what I am saying is that in light of the fact that there may be three separate owners now or in the future using a roadway across two of those commercially owned lots, there should be a mutual maintenance agreement.

BY MR. KENNEDY: We can make these two subject to that maintenance agreement.

BY MR. SOUKUP: If there is a maintenance agreement between the two people in place, they should become a party to it.

BY MR. VANLEEUEWEN: We should go look at it, guys, I want to visit the site.

BY MR. PAGANO: We are looking at the property next to it that is being developed, why are they putting another road from --

BY MR. LANDER: The school is right behind it, right?

BY MR. KENNEDY: Correct.

BY MR. PAGANO: Why can't this road be used for these people, let's approve it and make it a town road. You can split it and come right up here, just one less exit.

BY MR. SOUKUP: The business park doesn't have a road on this side, the business park road is about 200 feet over. I was going to suggest that we allow for, require this applicant to allow an emergency drive connection to the back parking lot of one or more of those lots in the business park, that that be part of the mutual agreement for purposes of emergency vehicle access and fire. Not that it is going to be left open for people to continuously use it, but that the access should be provided in some form or manner, whether the parking lots are built we are going to require the parking.

BY MR. KENNEDY: If they are open to that, I don't know how we can make them do it.

BY MR. SOUKUP: We don't want to encourage it to be a thoroughfare, but for emergency vehicles.

BY MR. KENNEDY: I don't know how the applicant can force HealthMed.

BY MR. SOUKUP: They must have some obligation with Health Shield.

BY A REPRESENTATIVE OF NEW WINDSOR COUNTRY INN: That is deeded.

BY MR. SOUKUP: Do you have a maintenance agreement?

BY MR. RONES: Provide us with a copy.

BY MR. SOUKUP: That can be extended to a third lot so that all lots share in it.

BY THE REPRESENTATIVE: We provide the maintenance and services for that.

BY MR. RONES: Provide us with a copy.

BY MR. EDSALL: I don't recall the deed referencing the actual text of the maintenance agreement.

NOVEMBER 22, 1989

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BY THE REPRESENTATIVE: It states within the easement that we are required to pave and maintain.

BY MR. EDSALL: I will get a copy to Joe Rones.

BY THE REPRESENTATIVE: If it is not adequate, we are more than happy to give Health Shield a maintenance agreement. I am sure they will take it from us. As far as the access from the office park that is proposed, I would love to get that personally.

BY MR. SOUKUP: Just for emergency vehicle access.

BY THE REPRESENTATIVE: If the Board does not completely approve that, maybe there can be some sort of working out there. I don't know if I can expedite that.

BY MR. PAGANO: You don't show the parking.

BY MR. KENNEDY: We don't have an actual proposed site plan. We will be back for that when they know the exact use. We are proposing a subdivision here at this point in time.

BY MR. PAGANO: Has the town ever considered buying this piece of property? I know it doesn't exist yet, it is a natural extension for the town to take this over.

BY MR. KENNEDY: To do what?

BY MR. PAGANO: For our building center.

BY MR. KENNEDY: Isn't that where the town was first proposing to bring the road out and then they moved it down?

BY MR. PAGANO: This is another thing we should bring up. I'd like it researched. At one time I think this was going to be an emergency access for the police department, a fast way to get out to Temple Hill Road.

BY MR. KENNEDY: This was the original site.

BY MR. EDSALL: At this point, this may be another access, but the point is New Windsor Business Park is constructing a road that is aligned on site plans with the site plan for the development of this town hall site in the back, so they have a true road. Once that is agreed upon and New Windsor Business Park finishes that is all lined up already. I think New Windsor Business Park is a little closer to

finishing. It is closer to being a town road than this because I don't believe this is wide enough.

BY MR. SCHIEFER: You have some concern with the drainage from the site?

BY MR. EDSALL: Yes, it is a low spot back there I believe, and I am just noting to the applicant when they come in for the site plan, we are going to be looking at the drainage. I looked at the adjacent New Windsor Business Park Associates subdivision plan and drainage report and it is not clear as to whether or not if we wanted to we could interconnect drainage from the back area through their system.

BY MR. KENNEDY: This site is not a low spot. It flows toward the business park.

BY MR. EDSALL: We are going to have to coordinate with the site plan that comes in for this proposed lot with New Windsor Business Park, and I have got all the paperwork so we can do that.

BY MR. SCHIEFER: Want to make a motion with reference to lead agency?

BY MR. SOUKUP: So move.

BY MR. LANDER: Second it.

BY MR. SCHIEFER: Motion made and seconded that we take lead agency, that the Planning Board assume the position of lead agency under the SEQRA process.

ROLL CALL:

VanLeeuwen:	Aye.
Pagano:	Aye.
Soukup:	Aye.
Lander:	Aye.
Schiefer:	Aye.

BY MR. SCHIEFER: Do we require public hearing for this, gentlemen?

BY MR. SOUKUP: I would make a motion we waive the public hearing.

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BY MR. VANLEEUEWEN: I will second it.

ROLL CALL:

VanLeeuwen: Aye.
Pagano: Abstain.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. SCHIEFER: Have the applicant take care of the changes and come back.

BY MR. KENNEDY: We are talking about the maintenance agreement. What else?

BY MR. SOUKUP: Coordinate the drainage.

BY MR. EDSALL: That can be done on the site plan application. I am looking for decision from the Board on the maintenance agreement if once Joe reviews it which --

BY MR. SOUKUP: Some obligation or words of that nature should be on the map to make it anybody --

BY MR. EDSALL: And secondly, I didn't see any sewer lines in the street and I wasn't sure where you were going to tie in. How far back does the gravity line come on your road?

BY THE REPRESENTATIVE: To the back of our building.

BY MR. EDSALL: On the road though, on the main road. Where is the sewer line? Where are you going to tie this building into?

BY MR. KENNEDY: Run out to Temple Hill Road.

BY THE REPRESENTATIVE: Either Temple Hill or the existing line under the driveway.

BY MR. KENNEDY: We will have to find out where that is.

BY MR. EDSALL: As long as --

BY THE REPRESENTATIVE: Do you want to see the entire line or --

BY MR. SOUKUP: It should be on the map.

BY MR. KENNEDY: If you know where it is.

BY MR. EDSALL: Other than that, I am not really concerned about it. We will look at it again for site plan but for subdivision I don't have any problem.

BY MR. SCHIEFER: Mike, put this on a list for site plan visit.

BY MR. PAGANO: We have senior citizens here and a lot of them are walkers. I have noticed a lot of them walking the roads. Right now it is no problem but we are going to put a building up there and we are going to have traffic now. Where do senior citizens, where are they going to walk on the road? We are creating a problem that doesn't exist. We are going to need a sidewalk or something.

BY MR. VANLEEUEWEN: Raised sidewalk.

BY MR. KENNEDY: Sidewalk from where to where?

BY MR. PAGANO: From Temple Hill.

BY MR. SCHIEFER: From the Country Inn down past Health Shield.

BY MR. PAGANO: That is good enough.

BY MR. VANLEEUEWEN: We should walk the site before we make any decisions, but John has got a good point.

BY MR. SCHIEFER: We will take a look at it.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REDACTED~~
 D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
 FORM:

The maps and plans for the Site Approval _____
 Subdivision ✓ _____ as submitted by
Patrick T. Kennedy for the building or subdivision of
New Windsor Country Inn for Adults has been
 reviewed by me and is approved _____,
 disapproved ✓ _____.

If disapproved, please list reason _____

No information regarding waste disposal

 HIGHWAY SUPERINTENDENT

 WATER SUPERINTENDENT

Samuel J. Masten Jr.
 SANITARY SUPERINTENDENT
 Inspector

Nov. 15, 89
 DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED] SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick Kennedy CS for the building or subdivision of
New Windsor Country Inn has been
reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is a private water line feeding
this property.

HIGHWAY SUPERINTENDENT

Steve Dr. 20

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

0048 14 0 02800 108 1: 078-74335-2

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Subdivision of Lands for New Windsor Country Inn for Adults
New Windsor Country Inn
2. Name of Applicant for Adults Phone 565-8110
P.O. Box 4328
Address 270 Temple Hill Road New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy Phone 562-6444
Address 219 Quassack Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444
(Name)
7. Location: On the Easterly side of Temple Hill Rd (Rte. 300)
2300 feet South
(Direction)
of Union Ave
(Street)
8. Acreage of Parcel 3.96 9. Zoning District P.I.
10. Tax Map Designation: Section 4 Block 2 Lot 17
11. This application is for 2 lot commercial subdivision

RECEIVED
TOWN OF NEW WINDSOR
PLANNING BOARD
JAN 11 1990
APPROVED BY PLANNING BOARD
JAN 11 1990

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

[Signature] PARTNER
(Owner's Signature)
DBA NEW WINNISON COUNTY INN,

31st day of October 1989

(Applicant's Signature)

[Signature]
Notary Public

(Title)

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4843662
Appointed in Orange County
My Commission Expires December 31, 1989

PROJECT I.D. NUMBER

617.21

80 - 43

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>New Windsor Country Inn for Adults</i>	2. PROJECT NAME <i>Subdivision of lands for New Windsor Country Inn for Adults</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>270 Temple Hill Rd. - 2,300 ft. S. of Union Ave.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Two lot commercial Subdivision</i> <i>Lot #1 has existing structure</i> <i>Lot #2 proposed Building lot</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>3.96</i> acres Ultimately <i>3.96</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Patrick T. Kennedy</i>	Date: <i>10/31/89</i>
Signature: <i>Patrick T. Kennedy</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Scott Lockwood, deposes and says that he
resides at Beakes Rd, Cornwall
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Tax Map Section 4, Block 2
Lot 17

which is the premises described in the foregoing application and
that he has authorized Patrick T. Kennedy, L.S.
to make the foregoing application as described therein.

Date: OCT 31 1989

Scott W. Lockwood
(Owner's Signature)

Pauline H. Townsend
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. Name of adjoining owners.
14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

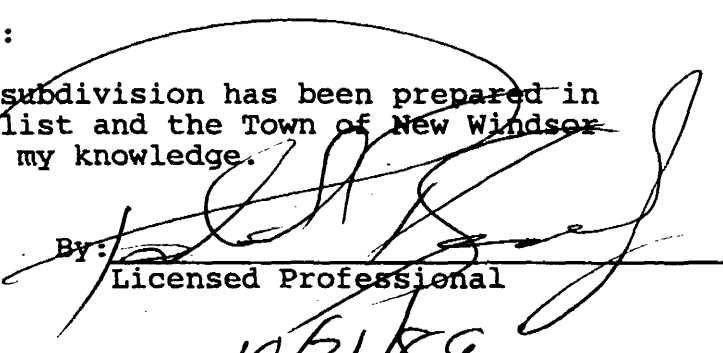
*If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 

 Licensed Professional

Date: 10/31/89

0001684

89 - 43

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

B. Certificate of Compliance ☒

89 - 43

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

New Windsor Country Inn for Adults

(First Name)

(MI)

(Last Name)

Street Address:

270 Temple Hill Rd

Post Office:

New Windsor

State:

N.Y.

Zip Code: 12550

Telephone:

(914) 565 - 8110

2. Name and Address of Owner (If Different) *Same*

(First Name)

(MI)

(Last Name)

Street Address.

Post Office:

State:

Zip Code:

Telephone: (

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick
(First Name)

(MI)

Kassid
(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone:

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PROJECT LOCATIONStreet Address: 270 Temple Hill RdTax Map No. 4/2/17Name of, distance and direction from nearest intersection or other landmark
2,300' So. of Union AveName of Waterway: None - this project does not
encampise or border a designated Flood
PlainPROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)StructuresStructure Type

☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Signature of Applicant

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_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
_____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

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SECTION A

Permit No.

Variance No.

Date _____

CHECK ONE

Applicant
Name & Address

New Building

Existing Building

Other (List)

Telephone No.

Signed

Date _____

Signed

Date .

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

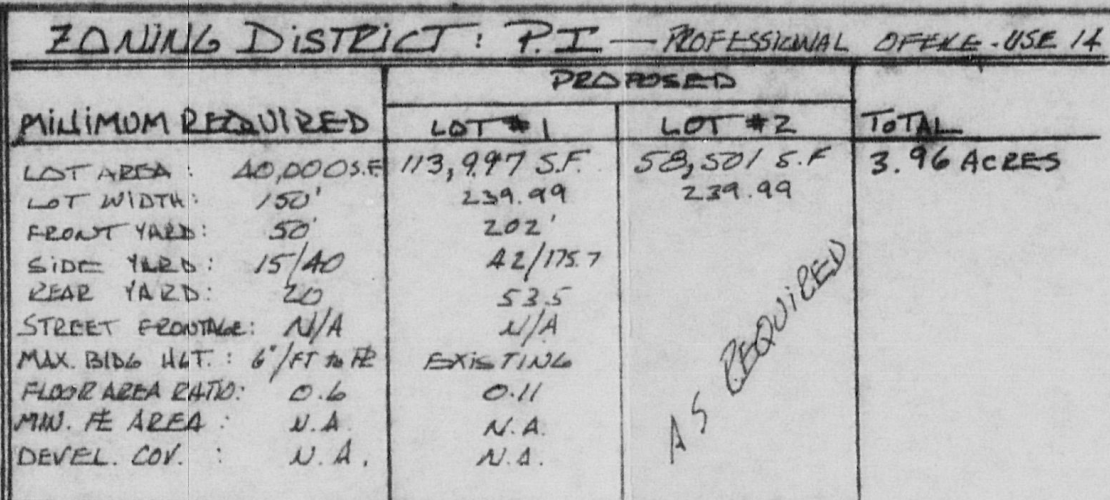
Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).



1 SPACE PER TWO BEDS
NO. OF BEDS ON SITE = 86
SPACES REQUIRED = 43
SPACES PROVIDED = 43

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